



**COUNTY OF LOS ANGELES**  
**TREASURER AND TAX COLLECTOR**  
 KENNETH HAHN HALL OF ADMINISTRATION  
 500 WEST TEMPLE STREET, ROOM 437  
 LOS ANGELES, CA 90012



**MARK J. SALADINO**  
 TREASURER AND TAX COLLECTOR

May 17, 2011

The Honorable Board of Supervisors  
 County of Los Angeles  
 383 Kenneth Hahn Hall of Administration  
 500 West Temple Street  
 Los Angeles, California 90012

Dear Supervisors:

**ADOPTED**

BOARD OF SUPERVISORS  
 COUNTY OF LOS ANGELES

17 MAY 17, 2011

*Sachi A. Hamai*  
 SACHI A. HAMAI  
 EXECUTIVE OFFICER

**AGREEMENT TO PURCHASE**  
**"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTY**  
**SUPERVISORIAL DISTRICT 3 - AGREEMENT 2678**  
**(3 VOTES)**

**SUBJECT**

The City of Agoura Hills is seeking to buy one (1) tax defaulted property through the Chapter 8 Agreement sale process. The Chapter 8 Agreement sale is designed to allow eligible government agencies and non-profit organizations the opportunity to buy tax defaulted property for a qualifying public purpose or benefit. The City of Agoura Hills intends to utilize the property for recreational opportunities and/or open space and other community related purposes.

**IT IS RECOMMENDED THAT YOUR BOARD:**

Approve and instruct the Mayor to sign the Purchase Agreement Number 2678 of "Tax Defaulted Subject to Power to Sell" property being acquired by the City of Agoura Hills (public agency) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcel and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" property.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The property described in the agreement may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970. Exhibit "A" attached to the Agreement, indicates the legal description and

selling price of the parcel.

Upon approval, the attached agreement is to be signed by the Mayor and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreement as to form.

The Chapter 8 Agreement sale procedure permits public agencies to acquire "Tax Defaulted Subject to Power to Sell" property without the necessity of a public auction. The property described in this letter will be acquired by one (1) public agency. The agreement is with the City of Agoura Hills, which intends to utilize the property for recreational opportunities and/or open space and other community related purposes.

### **Implementation of Strategic Plan Goals**

Approval of the agreement is in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered, and the limited-use parcel is identified for appropriate public purposes.

### **FISCAL IMPACT/FINANCING**

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcel. Any remaining tax balance will be cancelled from the existing tax roll.

Existing appropriation is available in the Treasurer and Tax Collector's budget for publication costs. Publishing, in accordance with Section 3798 of the Revenue and Taxation Code, is the most cost-effective method of giving adequate notification to parties of interest.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

Attachment "A" is a summary of the public agency's purchase. This attachment indicates the affected Supervisorial District and the public use for which the property is being acquired. County Counsel has approved the agreement as to form. Attached to the agreement is the Assessor's parcel map showing the dimensions and general location of the affected parcel.

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the property pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) consecutive weeks in a newspaper of general circulation published in the County.

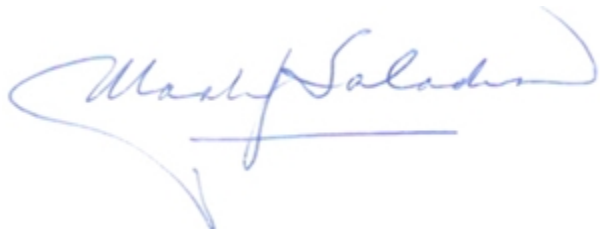
**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

No impact.

**CONCLUSION**

Upon approval of the attached agreement forms, the Department of Treasurer and Tax Collector will need all original documents returned for submission to the State Controller, as the State Controller's Office has the final approval of this and all Chapter 8 Agreements.

Respectfully submitted,



MARK J. SALADINO  
Treasurer and Tax Collector

MARK J. SALADINO  
Treasurer and Tax  
Collector

MJS:DJD:af

Enclosures

c: Assessor  
Auditor-Controller  
Chief Executive Officer  
County Counsel  
Executive Officer, Board of Supervisors

**SUMMARY OF PUBLIC AGENCY'S PURCHASE**

**THIRD SUPERVISORIAL DISTRICT**

**AGREEMENT NUMBER 2678**

**AGENCY**

City of Agoura Hills  
Public Agency

Selling price of this parcel  
shall be \$ 26,860.98

Public Agency intends to utilize this  
property for recreational opportunities  
and/or open space and other community  
related purposes.

SUPERVISORIAL  
DISTRICT

LOCATION

PARCEL  
NUMBER

MINIMUM  
BID

3rd

CITY OF AGOURA HILLS

2061-001-027

\$ 26,860.98

**AGREEMENT NUMBER 2678**

**CITY OF AGOURA HILLS**

**THIRD SUPERVISORIAL DISTRICT**



*"Gateway to the Santa Monica Mountains National Recreation Area"*

December 13, 2010

Attn: Chapter 8 Unit  
L.A. County Treasurer and Tax Collector  
Kenneth Hahn Hall of Administration  
225 North Hill Street, Room 130  
Los Angeles, CA 90012

**RE: CITY OF AGOURA HILLS' ACQUISITION OF TAX DEFAULT  
PROPERTY (APN 2061-001-027)**

To Tax Collector:

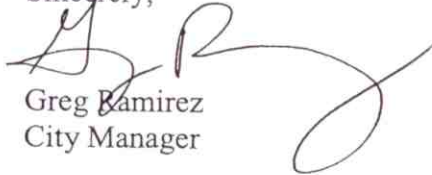
The City of Agoura Hills has identified one (1) tax default parcel in Agoura Hills that we would like to purchase as Subject to Power to Sell property through the Chapter 8 Agreement process. The City is seeking to purchase Lot 2 of Tract 43143 (Assessor's Parcel Number 2061-001-027). The parcel is not located in the City's Redevelopment District.

The City desires to purchase the parcel for the public purposes of recreational opportunities and/or open space, and other community related purposes. On August 11, 2010, the Agoura Hills City Council approved enclosed Resolution 10-1598, authorizing the City to enter a Chapter 8 Agreement with the County of Los Angeles to complete the acquisition of the parcel.

As requested, the following documents are enclosed: 1) A list/description of the parcel being requested for purchase; 2) A statement of public purpose/intended use of the parcel; 3) A copy of City Council Resolution 10-1598 and City Council Meeting Minutes of August 11, 2010; 4) The City's Mission Statement; 5) An endorsed Purchase Application Form; and 5) Endorsed Agreements to Purchase.

Thank you for your assistance with this request. Should you have any questions or need additional information, please contact Doug Hooper, Assistant Director of Community Development, at (818) 597-7342, or at [dhooper@ci.agoura-hills.ca.us](mailto:dhooper@ci.agoura-hills.ca.us).

Sincerely,



Greg Ramirez  
City Manager

cc: Mike Kamino, Director of Planning and Community Development  
Christy Pinuelas, Director of Finance  
Doug Hooper, Assistant Director of Community Development



# Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

## **A. Purchaser Information**

1. Name of Organization: City of Agoura Hills
2. Corporate Structure – check the appropriate box below and provide corresponding information:
  - ☐ Nonprofit – provide Articles of Incorporation
  - ☒ Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

## **B. Purchasing Information**

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

Category A: Parcel is currently scheduled for a Chapter 7 tax sale

- ☐ No Purchase – State / county / taxing agency registering objection to preserve lien only
- ☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
- ☒ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit for low-income housing or to preserve open space

Category B: Parcel is **not** currently scheduled for a Chapter 7 tax sale

- ☐ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

## **C. Property Detail**

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:

1. County where the parcel(s) is located: Los Angeles
2. List each parcel by Assessor's Parcel Number: 2061-001-027
3. State the purpose and intended use for *each* parcel: Public recreational opportunities and/or  
open space, and other community related purposes.

## **D. Acknowledgement Detail**

Provide the signature of the purchasing entity's authorized officer

  
Authorized Signature

City Manager  
Title

12/13/10  
Date





**STATEMENT OF PUBLIC PURPOSE / INTENDED USE  
FOR PURCHASE OF LOT 2 OF TRACT 43143  
(ASSESSOR'S PARCEL NO. 2061-001-027)**

The City of Agoura Hills desires to purchase Lot 2 of Tract 43143 (Assessor's Parcel No. 2061-001-027) for the public purposes of recreational opportunities and/or open space, and other community related purposes.



## **MISSION STATEMENT**

Agoura Hills is a unique suburban community exemplified by a commitment to the preservation of its history, a high quality of life, a vibrant business community, and environmental sensitivity.

We are a city steeped in a rich historic past through which we have emerged as a vital, prosperous community committed to excellence, innovation, and sound fiscal policies. Our neighborhoods are safe, healthy, and as unique as the individuals who inhabit them.

We believe the City's greatest asset is our people and we welcome the involvement of all those who live and work in the City of Agoura Hills to partner with us in making this community one of excellence.

We are committed to preserving the unique character, historical and rural fabric, and environmental beauty that defines Agoura Hills to its residents. We will accomplish this through the values of Service, Integrity, Positive Solutions, and Cooperation.

## **GENERAL PLAN**

### **Goal NR-1: Open Space Systems.**

Preservation open space to sustain natural ecosystems and visual resources that contribute to the quality of life and character of Agoura Hills.

#### **Policy NR-1.1: Open Space Preservation.**

Continue efforts to acquire and preserve open space lands for purposes of recreation, habitat protection and enhancement, resource conservation, flood hazard management, public safety, aesthetic visual resource, and overall community benefit.

**RESOLUTION NO. 10-1598**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, TO EXECUTE A CHAPTER 8 AGREEMENT WITH THE COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR TO ACQUIRE ASSESSOR PARCEL NUMBERS 2061-001-005 AND 2061-001-027**

**THE CITY COUNCIL OF THE CITY OF AGOURA HILLS DOES HEREBY RESOLVE AS FOLLOWS:**

**WHEREAS**, The City of Agoura Hills (the "City") is actively engaged in activities to promote the availability of recreational opportunities and the preservation of open space, and,

**WHEREAS**, the City has been notified by the County of Los Angeles that two lots in the Ladyface Mountain Specific Plan area of the City, the first being APN 2061-001-005 at 20.85 acres, and the second being APN 2061-001-027 at 15.37 acres (collectively, the "Properties"), were deemed "Subject to Power to Sell" for default of property taxes and are scheduled to be sold at public auction on October 18, 19, and 20, 2010, and,

**WHEREAS**, Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code permits the City to acquire such Property, prior to a public auction, for the amount equal to the defaulted property taxes, and,

**WHEREAS**, on August 11, 2010, the City Council considered acquiring the Properties pursuant to a "Chapter 8 Agreement" with the County of Los Angeles and reviewed and evaluated the proposed acquisition in relation to the objectives the staff presented on this matter, and all of the information and evidence presented at the meeting, and,

**WHEREAS**, the City Council has determined that the acquisition of the Properties is in the best interest of the City of Agoura Hills, promoting the availability of recreational opportunities and/or open space preservation, and may in the future consider other community related purposes.

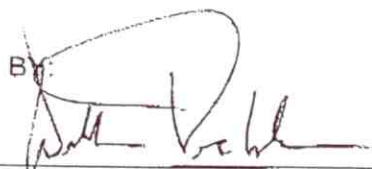
**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Agoura Hills that:

**SECTION 1.** The City Council finds and determines, based upon substantial evidence provided in the record before it that the acquisition of the Properties is in line with objectives to promote the availability of recreational opportunities and/or open space, or other community related purposes and consistent with the General Plan and Ladyface Mountain Specific Plan.

**SECTION 2.** Pursuant to provisions of the Revenue and Taxation Code, the City shall enter a Chapter 8 Agreement with the County of Los Angeles, in order to complete the acquisition of the Properties for the public purpose of recreational opportunities and/or open space and other community related purposes.

**PASSED, APPROVED AND ADOPTED** this 11th day of August, 2010, by the following vote:

**AYES:** (3) Koehler, Kuperberg, Schwarz  
**NOES:** (0)  
**ABSTAIN:** (0)  
**ABSENT:** (2) Edelston, Weber

By: 

William Koehler, Mayor  
City of Agoura Hills

ATTEST:



Kimberly M. Rodrigues, MMC, City Clerk

APPROVED AS TO FORM:



Craig A. Steele, City Attorney

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) §  
CITY OF AGOURA HILLS )

I, Kimberly Rodrigues CMC, City Clerk of the City of Agoura Hills, California, do hereby certify that the foregoing Resolution No. 10-1598, relating to the acquisition of APN 2061-001-005 AND 2061-001-027, was duly adopted and passed at a regular meeting of the City Council on the 11th day of August, 2010, by the following vote:

**AYES:** (3) Koehler, Kuperberg, Schwarz  
**NOES:** (0)  
**ABSTAIN:** (0)  
**ABSENT:** (2) Edelston, Weber

ATTEST:



Kimberly M. Rodrigues, MMC, City Clerk  
City of Agoura Hills





**MINUTES  
REGULAR MEETING OF THE  
AGOURA HILLS CITY COUNCIL  
Civic Center – Council Chambers  
30001 Ladyface Court, Agoura Hills, California 91301  
August 11, 2010 at 5:00 p.m.**

The meeting was called to order at 5:00 p.m. by Mayor Koehler.

The flag salute was led by Mayor Pro Tem Schwarz.

Present were: Mayor William D. Koehler, Mayor Pro Tem Harry Schwarz, and Councilmember Dan Kuperberg.

Councilmember John M. Edelston and Councilmember Denis Weber were absent.

Also Present were: City Manager Greg Ramirez, City Attorney Craig Steele, Assistant City Manager Nathan Hamburger, Assistant to the City Manager Louis Celaya, Director of Planning and Community Development Mike Kamino, Building Official Amir Hamidzadeh, and City Clerk Kimberly Rodrigues.

**REPORT OF CLOSED SESSION**

Mayor Koehler announced that a Closed Session, scheduled for 5:30 p.m., will immediately follow the City Council meeting.

City Attorney Steele reported on the previous Special Closed Session as follows:

For the Special City Council Closed Session called on August 9, 2010, regarding three Closed Session items, pursuant to Government Code Sections 54956.8, 54956.9(b), and 54957, direction was given to staff and no reportable action was taken.

**APPROVAL OF AGENDA**

City Attorney Steel proposed the City Council, by unanimous vote, add an item to the Agenda (Item No. 7), for the consideration and adoption of **Resolution No. 10-1598**, regarding the acquisition of tax defaulted properties pursuant to a Chapter 8 agreement with the County of Los Angeles. This matter came to the attention of the City after the Agenda was posted and, for the City to participate in the acquisition of the properties, there is a need for the Council to take formal action, prior to Monday of next week, August 16, 2010.

The motion by Mayor Pro Tem Schwarz, to place the item on the Agenda (Item No. 7) for consideration, was seconded by Councilmember Kuperberg, with Councilmember Edelston and Councilmember Weber absent, and approved 3-0.

City Attorney Steele recommended the continuance of Public Hearing (Item No. 6), to the August 25, 2010, meeting.

On a motion by Councilmember Kuperberg, second by Mayor Pro Tem Schwarz, with Councilmember Edelston and Councilmember Weber absent, the Agenda was approved, as amended, without objection.

### **PUBLIC COMMENTS**

The following person(s) spoke:

Serge Morales, Agoura Hills  
Mary Gallegos, Agoura Hills

### **PRESENTATIONS**

Mayor Koehler presented an Employee Service Award to Mike Gonzales, Planning Department, recognizing his five years of dedicated service to the City.

### **INTERGOVERNMENTAL, SPECIAL PURPOSE COMMITTEE, & DEPARTMENTAL REPORTS**

Jan Smith, representing the Greater Conejo Valley Chamber of Commerce, provided an update.

### **CONSENT CALENDAR**

There were no public speakers.

On a motion by Councilmember Kuperberg, second by Mayor Pro Tem Schwarz, the Consent Calendar was unanimously approved 3-0, with Councilmember Edelston and Councilmember Weber absent.

1. Approve Minutes of the Regular City Council Meeting of July 14, 2010

ACTION: Approved 3-0, Edelston and Weber absent

2. Approve Demand Warrant Register No. 632

ACTION: Approved 3-0, Edelston and Weber absent

3. Approve Treasurer's Investment Report for June 2010

ACTION: Approved 3-0, Edelston and Weber absent



4. Approve Notice of Completion for the Traffic Signal (Emergency) Battery Back Up Project; NIB 10-02

ACTION: Approved 3-0, Edelston and Weber absent

5. Approve Award of Contracts for Professional Plan Review and Inspection Services for the City of Agoura Hills Building and Safety Department

ACTION: Approved 3-0, Edelston and Weber absent

#### **PUBLIC HEARING/ACTION**

6. Conduct a Public Hearing and Consider the Adoption of **Resolution No. 10-1597**; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, FINDING THE CITY OF AGOURA HILLS TO BE IN CONFORMANCE WITH THE CONGESTION MANAGEMENT PROGRAM (CMP) AND ADOPTING THE CONGESTION MANAGEMENT PROGRAM LOCAL DEVELOPMENT REPORT

The City Council, unanimously, with Councilmember Edelston and Councilmember Weber absent, consented to continue the Public Hearing to August 25, 2010.

#### **DISCUSSION/ACTION ITEM ADDED TO THE AGENDA**

7. Consider the Adoption of **Resolution No. 10-1598**; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, TO EXECUTE A CHAPTER 8 AGREEMENT WITH THE COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR TO ACQUIRE ASSESSOR PARCEL NUMBERS 2061-001-005 AND 2061-001-027

Following a verbal presentation, Mayor Koehler opened the floor for public comment. There were no public speakers.

ACTION: Following discussion and a question and answer period, the motion by Councilmember Kuperberg, to adopt **Resolution No. 10-1598**, was seconded by Mayor Pro Tem Schwarz, and approved 3-0, with Councilmember Edelston and Councilmember Weber absent.

#### **CITY COUNCIL, STAFF COMMENTS**

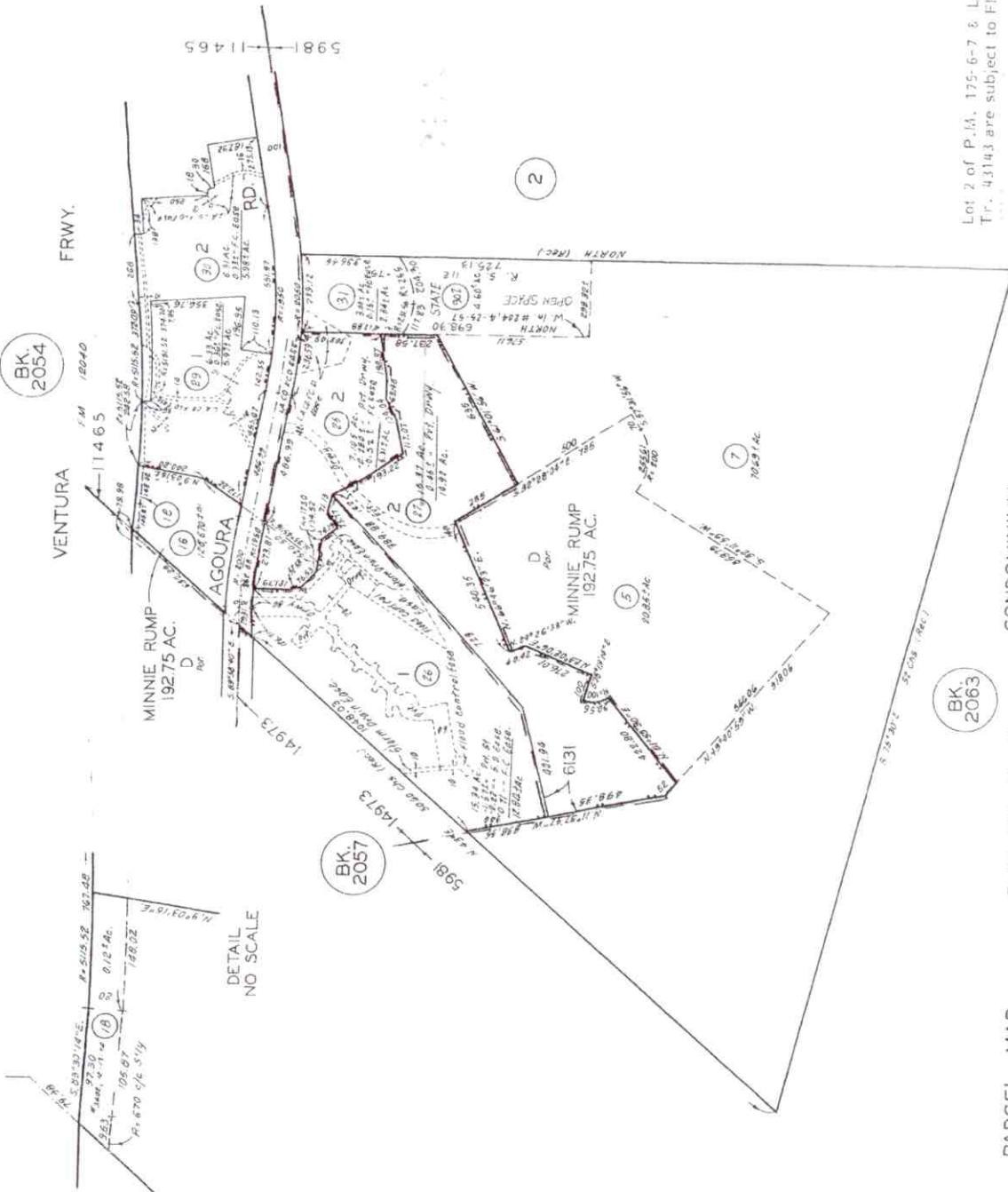
There were no comments.

### **ADJOURNMENT**

At 5:30 p.m., on a motion by Mayor Pro Tem Schwarz, second by Councilmember Kuperberg, with Councilmember Edelston and Councilmember Weber absent, the City Council unanimously consented to adjourn the meeting to a 5:30 p.m. Closed Session and then to 7:00 p.m., Wednesday, August 25, 2010, for a Regular Meeting of the City Council in the Council Chambers of the Civic Center, with a Closed Session at 6:00 p.m. The Civic Center is located at 30001 Ladyface Court, Agoura Hills, California.

Kimberly M. Rodrigues, MMC  
City Clerk

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870301308-87  
930416  
200206180204001-02  
2004031304  
2007092007-02  
200711302-02  
200027



0102

DETAIL  
NO SCALE

PARCEL MAP - - P. M. 175-6-7  
PARTITION OF THE RANCHO LAS VIRGENES  
S.C.C. 2898  
C. F. 138

CONDOMINIUM  
TRACT NO. 43143      M.B. 1051-44-47  
TRACT NO. 43597      M.B. 1078-72-80

Lot 2 of P.M. 175-6-7 & Lots 1 & 2 of Tr. 43143 are subject to Flood Hazard.



**AGREEMENT TO PURCHASE  
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY  
(Public/Taxing Agency)**

This Agreement is made this 17<sup>th</sup> day of May, 2011, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF AGOURA HILLS** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN  
County Counsel

By [Signature]  
Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

X: ID:Chptr 8 Pubagency form  
Revised 6/24/03

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

17

MAY 17 2011

[Signature]  
SACHI A. HAMAI  
EXECUTIVE OFFICER

AGREEMENT NUMBER 2678

77515

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST: Blanca  
**CITY OF AGOURA HILLS**  
Kimberly Rodriguez, MLC  
City Clerk

(Seal)



By [Signature]  
City Manager

ATTEST:

By Sachi A. Hamai  
Clerk of the Board of Supervisors

Board of Supervisors  
Los Angeles County

By Mike Antonovich  
Mayor of the Board of Supervisors

By Lachelle Smitherman  
Deputy  
(seal)



Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of **N/A** hereby agrees to the selling price as provided in this agreement.

77515

I hereby certify that pursuant to Section 25102 of the Government Code, delivery of this document has been made.



**SACHI A. HAMAI**  
Executive Officer  
Clerk of the Board of Supervisors

City of **N/A**

By \_\_\_\_\_  
Mayor

By Lachelle Smitherman  
Deputy

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

[Signature]  
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this 29 day of June, 2011.

By: [Signature], STATE CONTROLLER  
Priscilla Moss, Chief

Bureau of Local Government Policy and Reporting

AGREEMENT NUMBER 2678



**SUPERVISORIAL DISTRICT 3**  
**AGREEMENT NUMBER 2678**

**EXHIBIT "A"**

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
CITY OF AGOURA HILLS	2005	2061-001-027	\$26,860.98*	RECREATIONAL OPPORTUNITIES AND /OR OPEN SPACE AND OTHER COMMUNITY RELATED PURPOSES.
<u>LEGAL DESCRIPTION</u>				
TR=43143 LOT 2				

The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. In addition, all cost related to the sale will be added to this price as follows: Cost of Notification, Cost of Publication, Cost of Postage, STPTS Fees, Title Report Fee and Forfeited State Lands Fee. If the agreement is completed in less than the eight (8) month projection time, then the purchase price will be decreased; however if the completion of the agreement is longer than the eight (8) month projection time, the price will increase accordingly.



RECORDING REQUESTED BY  
COUNTY OF LOS ANGELES  
DEPARTMENT OF TREASURER  
AND TAX COLLECTOR

AND WHEN RECORDED MAIL TO:  
MR. DOUG HOOPER  
ASSIST. DIR. OF COMMUNITY DEVELOPMENT  
CITY OF AGOURA HILLS  
30001 LADYFACE COURT  
AGOURA HILLS, CA 91301-1335



FREE RECORDING REQUESTED PURSUANT TO GOVT CODE

Document Transfer Tax - computed on full value of property conveyed \$0.00  
City Transfer Tax \$0.00

  
Signature of Declarant

**TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY**

On which the legally levied taxes were a lien for FISCAL YEAR 2005-2006

and for nonpayment were duly declared to be in default. DEFAULT NUMBER 2061-001-027

This deed, between the Treasurer and Tax Collector of Los Angeles County ("SELLER") and

**CITY OF AGOURA HILLS** ("PURCHASER"), conveys to the PURCHASER the real property described herein which the SELLER sold to the PURCHASER BY AGREEMENT on September 8, 2011 pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 8, Revenue and Taxation Code, for the sum of **\$27,404.36**.

No taxing agency objected to the sale.

In accordance with the law, the SELLER hereby grants to the PURCHASER that real property situated in said county, State of California, last assessed to: **LINCOLN AGOURA HILLS II**

described as follows: **TR=43143 LOT 2**

**COPY**

STATE OF CALIFORNIA  
County of Los Angeles }ss.

**MARK J. SALADINO**  
TREASURER AND TAX COLLECTOR  
of the County of Los Angeles  
State of California

EXECUTED ON December 14, 2011

By   
Deputy Tax Collector

On December 14, 2011, before me personally appeared **ARLENE DE CASTRO** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument. I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Location:  
**City of Agoura Hills**  
Sale No. 2010A No. 104  
Agreement No. 2678

**DEAN C. LOGAN**  
REGISTRAR-RECORDER/COUNTY CLERK  
of the County of Los Angeles  
State of California

By   
Deputy County Clerk



## CITY OF AGOURA HILLS

### CERTIFICATE OF ACCEPTANCE

(California Government Code Section 27281)

This is to certify that the interest in real property conveyed by Tax deed to the City of Agoura Hills, a governmental agency, is hereby accepted under the authority conferred by City Council Resolution No. 10-1598, duly and regularly adopted by the City Council of the City of Agoura Hills on August 11, 2010, and that the Grantee consents to the recordation thereof by its duly authorized officer, for the real property described as:

APN: 2061-001-027

Tract: 43143

Lot: 2

Address: N/A

Dated: 10/26/11

By: 

Greg Ramirez, City Manager  
City of Agoura Hills

RETURN TO:

The Acorn Newspapers  
30423 Canwood Street, Suite 108  
Agoura Hills, California 91301-4316

**PROOF OF PUBLICATION**  
(2015.5 C.C.P.)

**STATE OF CALIFORNIA**  
**COUNTY OF LOS ANGELES**

I am a citizen of the United States and resident of the County aforesaid. I am over the age of eighteen years, and not party or interested in the above-entitled matter. I am the principal clerk of the printer of:

**THE ACORN NEWSPAPERS**  
**30423 CANWOOD STREET, SUITE 108**  
**AGOURA HILLS, CALIFORNIA 91301**

A newspaper of general circulation, printed and published Thursdays in the City of Agoura Hills, County of Los Angeles, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the date of June 26th, 1980, case Number 3216672. That the notice of which the Annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular issue of said newspaper and not in any supplement thereof on the following dates to-wit:

August 18, 25 + September 1,

all in the year of 2011

I certify or declare under penalty of perjury that the foregoing is true and correct.

Dated at Agoura Hills, California  
this 2nd day of September,  
2011.

Sincerely,



Marilynn Band  
Legal Advertising

COUNTY CLERK FILING STAMP

**PROOF OF PUBLICATION**

CN859436  
Notice of Agreement to Purchase  
Tax-Defaulted Property  
W-0335

NOTICE OF AGREEMENT TO  
PURCHASE TAX-DEFAULTED  
PROPERTY FOR DELINQUENT TAXES

AGREEMENT NO 2678

NOTICE IS HEREBY GIVEN, in accordance with the provisions of Division 1, Part 6, Chapter 8 of the California Revenue and Taxation Code (and the written authorization of the State Controller) that an agreement, a copy of which is on file in the office of the Board of Supervisors of Los Angeles County, has been made between said Board of Supervisors and the City of Agoura Hills approved by the State Controller, whereby Los Angeles County will sell to the City of Agoura Hills under the terms set forth in said agreement, the real property hereinafter described which is Subject to the Power of Sale by the Tax Collector.

That unless sooner redeemed, the undersigned Treasurer and Tax Collector pursuant to said agreement will not less than 21 days after the date of the first publication of this notice as required by law, sell said property to the City of Agoura Hills. If the property is sold, parties of interest, as defined in Section 4675 of the California Revenue and Taxation Code, have a right to file a claim with the county for any proceeds from the sale, which are in excess of the liens and costs required to be paid from the proceeds. If excess proceeds result from the sale, notice will be given to parties of interest, pursuant to law.

If redemption of the property is not made according to law before the property is sold, the right of redemption will cease. The information on the amount necessary to redeem, if requested, will be provided by Mark J. Saladino, Los Angeles County Treasurer and Tax Collector, 225 North Hill Street, Los Angeles, California 90012. The real property covered by said Agreement is located in the County of Los Angeles, State of California, and is described as follows, to-wit:

2061-001-027

ASSESSED TO:  
LINCOLN AGOURA HILLS II

TR-43143 LOT 2

DATED THIS 10th DAY OF AUGUST, 2011

MARK J. SALADINO  
TREASURER AND TAX COLLECTOR  
Published: August 18, 25 and September 1,  
2011 M-0335